

**HANSON PLANNING BOARD
MINUTES FOR THE PUBLIC MEETING OF
SEPTEMBER 12th, 2016 AT 7:00 PM
HANSON TOWN HALL, MEETING ROOM A**

By motion made and seconded, the meeting was called to order at 7:00 PM. Members present were Chairman Joseph Weeks, Joseph Campbell, John Kemmett, Donald Ellis and Stephen Regan.

The Board voted to take the agenda out of order and sign the invoice for the Express Newspapers. This was for a legal notice to advertise the public hearing for the proposed Special Town Meeting Articles regarding solar photovoltaic and wind based energy facilities.

MINUTES

August 22, 2016: John Kemmett made a motion to approve minutes as typed, Joseph Campbell seconded the motion. Donald Ellis and Stephen Regan abstained as they did not attend the meeting. The motion passed by majority vote.

August 8, 2016: Joseph Campbell made a motion to approve the minutes as typed, Donald Ellis seconded the motion. John Kemmett and Stephen Regan abstained. The motion passed by majority vote.

July 25, 2016: John Kemmett made a motion to approve the minutes as typed, Stephen Regan seconded the motion. The motion passed unanimously.

May 23, 2016: John Kemmett made a motion to approve the minutes as typed, Stephen Regan seconded the motion. Joe Campbell abstained. The motion passed by majority vote.

PUBLIC HEARING

7:15 PM Public Hearing for the review of proposed amendments to the Town of Hanson Zoning By-Law Section 6, Sub-Section M Large Scale Mounted Solar Photovoltaic Installations and Sub-Section N Land-Based Wind Energy Facilities and to amend the Zoning Map to designate areas for renewable or alternative energy generated facilities. Also amendments to Section 7.B. Area, Frontage and Yard Requirements and the Table of Contents Sections.

By motion made and seconded, the Planning Board opened a public hearing to review the proposed Large-Scale Ground Mounted Solar Photovoltaic Installations at 7:15 PM.

Bob Curran approached the Board to discuss the benefits of becoming a Green Community through the state designation. He stated that Whitman has received grants related to the Green Community Act. He would like to obtain grant funding to install LED lighting through the town, as an example for what the funds could be used for. The Town could require site plan approval and designate areas that allow this use by right. The Planning Board is designated as the SPGA for these types of uses. It requires approximately one acre to meet the 250Kw minimum

**HANSON PLANNING BOARD
MINUTES FOR THE PUBLIC MEETING OF
SEPTEMBER 12th, 2016 AT 7:00 PM
HANSON TOWN HALL, MEETING ROOM A**

requirements for a large scale ground mounted solar photovoltaic facility, anything smaller than that is allowed by right for residential uses.

The Board discussed concerns regarding security barriers and suggested that the bylaw be amended to require the installation of a locked, six-foot high chain linked fence (minimum), as depicted in the electrical code.

Item 11 safety and environmental standards need to be submitted through the fire chief. Joseph Campbell requested that signage be used, rather stickers, on the proposed facility. John Kemmett asked a question regarding the abandonment and recommission section. He indicated that the one year to 18-month time allowance for removal causes concern for blight. Bob Curran recommend sticking to the bylaw as written. His other concern is surety over 20 years, where is the percentage of increase over time? Is there a contingency for covering the actual costs to remove? Donald Ellis stated that the Board should insert language that allows for further review of surety amount over time.

John Kemmett asked if there is a requirement for a vegetated buffer zones included within the setback or might that be addressed in site plan review, if necessary. Bylaws cannot be waived so it should be clearly written. Bob Curran needs more time to review the proposed bylaw before he can comment.

Under item 5 #3 site plan review, Joseph Campbell would like a standard basic coverage request for amount indicated in the bylaw. Basic coverage for liability insurance and closed circuit television for security.

There was some discussion about what constitutes a site greater than 250kw output. Phil Clemons asked if there is anything that would affect land owned by the town for installation of these facilities. We have to make sure that we allow the use in a district where we might want to construct a facility.

The Board discussed where in town they would consider permitting this type of use. They discussed whether the generation of electricity is a commercial enterprise and whether or not the Board should allow this type of use on residential or other zoning district properties. It could be difficult to define areas, also the three phase electrical requirement is necessary.

A motion was made to continue the public hearing until the meeting of September 26th. John Kemmett made the motion, Donald Ellis second. The motion passed unanimously and the hearing was continued.

Land Use Summit – After discussion with constituents Joe Campbell wrote the attached letter for review. Joe read his letter to the Board. Donald Ellis asked why Mr. Campbell proposed this summit, is there a problem now? Joseph Weeks has some edits moving forward, he wants it not be a negative connotation. The idea is inclusiveness. Why do you want to do it? What is the intent? What do you hope to be the conclusion? Is there an impression that the land use boards are not doing what they are charged with? Joseph Weeks stated that the idea is for a discussion

**HANSON PLANNING BOARD
MINUTES FOR THE PUBLIC MEETING OF
SEPTEMBER 12th, 2016 AT 7:00 PM
HANSON TOWN HALL, MEETING ROOM A**

that brings all board together to review policies and procedures. This is dependent upon participation. If we want to improve on the policies and procedures, in a positive manner, that improves what we already have.

ADJOURNMENT: Stephen Regan made a motion to adjourn. Donald Ellis seconded the motion. By motion made and seconded, the meeting adjourned at 9:50 PM.

Respectfully submitted,

Laurie Muncy
Town Planner/Conservation Agent